

ORDINANCE NO. 20050512-Z001

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9900 SOUTH FIRST STREET AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to single-family residence standard lot (SF-2) district on the property described in Zoning Case No. C14-05-0014, on file at the Neighborhood Planning and Zoning Department, as follows:

A 99.154 acres tract of land, more or less, out of the Stephen F. Slaughter Survey No. 1, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

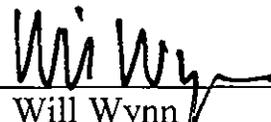
locally known as 9900 South First Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on May 23, 2005.

PASSED AND APPROVED

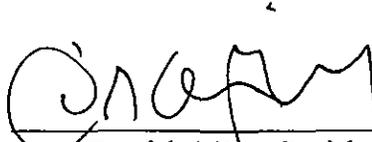
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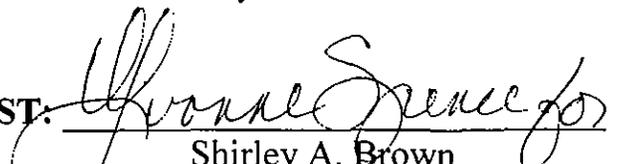
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

C14-05-0014
SF-2 Zoning

EXHIBIT A
FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE STEPHEN F. SLAUGHTER SURVEY NO. 1, ABSTRACT 20, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED TO EDWIN TABB HARRELL, RECORDED IN DOCUMENT NO. 2003177350 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 99.154 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod set in the west right-of-way line of South 1st Street, a 120-foot wide right-of-way dedicated to the public and recorded in Document No. 1999143398 of the Official Public Records of Travis County, Texas, being also the southeast corner of that certain tract of land described as Tract 6 in a deed to the City of Austin, recorded in Volume 11532, Page 2203 of the Real Property Records of Travis County, Texas, for the northeast corner and the **POINT OF BEGINNING** of the herein described 99.154 acre tract of land,

THENCE, with the west right-of-way line of said South 1st Street, being also the east line of the herein described tract, the following five (5) courses and distances, numbered 1 through 5,

1. S09°16'50"E, a distance of 81.10 feet to an iron rod found at a point of curvature to the right,
2. with said curve to the right having a radius of 3832.91 feet, an arc length of 393.49 feet and whose chord bears, S06°20'23"E, a distance of 393.32 feet to an iron rod set at the point of tangency,
3. S03°23'55"E, a distance of 1895.47 feet to an iron rod set at a point of curvature to the right,
4. with said curve to the right having a radius of 1940.00 feet, an arc length of 837.40 feet and whose chord bears, S08°58'02"W, a distance of 830.91 feet to the point of tangency, and
5. S21°19'59"W, a distance of 644.95 feet to a point in the approximate centerline of Slaughter Creek, being at the northeast corner of that certain tract of land described in a deed to the Riddell Family Limited Partnership, recorded in Volume 12246, Page 585 of the Real Property Records of Travis County, Texas, for the southeast corner of the herein described tract,

THENCE, departing the west right-of-way line of said South 1st Street, with the approximate centerline of said Slaughter Creek, being also the south line of said Harrell tract, and being also the north line of said Riddell tract and the north line of Lot 90, Block A of Stablewood at Slaughter Creek, Section Four, a subdivision recorded in Document No. 200100108 of the Official Public Records of Travis County, Texas, the following five (5) courses and distances, numbered 1 through 5,

1. N50°15'10"W, a distance of 414.22 feet to a point,
2. N39°04'05"W, a distance of 591.67 feet to a point,
3. N55°37'35"W, a distance of 123.30 feet to a point,
4. N61°51'30"W, a distance of 141.00 feet to a point, and

5. N84°10'34"W, a distance of 132.76 feet to a point at the southeast corner of that certain tract of land described in a deed to the City of Austin, recorded in Volume 10795, Page 535 of the Real Property Records of Travis County, Texas, for the southwest corner of the herein described tract,

THENCE, departing the approximate centerline of said Slaughter Creek, with the west line of said Harrell tract, being also the east line of said City of Austin tract and the east and north lines of that certain tract of land described as Tract 1 in a deed to the City of Austin, recorded in Volume 11427, Page 1721 of the Real Property Records of Travis County, Texas, the following fifteen (15) courses and distances, numbered 1 through 15,

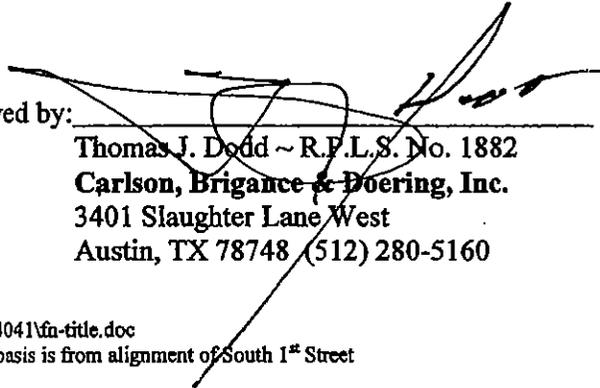
1. N02°45'08"W, a distance of 1081.36 feet to an iron pipe found,
2. N02°01'28"W, a distance of 447.10 feet to an iron pipe found,
3. N02°29'07"W, a distance of 207.22 feet to an iron rod set,
4. N02°20'32"W, a distance of 238.83 feet to an iron pipe found,
5. N03°42'05"W, a distance of 241.53 feet to an iron pipe found,
6. N03°40'57"W, a distance of 54.65 feet to a point in the approximate centerline of Nichols Creek,
7. continuing with the approximate centerline of said Nichols Creek, S89°46'22"E, a distance of 23.13 feet to a point,
8. S88°04'18"E, a distance of 113.75 feet to a point,
9. N77°43'09"E, a distance of 153.89 feet to a point,
10. N52°04'12"E, a distance of 35.20 feet to a point,
11. N20°11'05"E, a distance of 56.81 feet to a point,
12. N45°43'57"E, a distance of 60.37 feet to a point,
13. N20°00'39"E, a distance of 90.83 feet to a point,
14. N07°15'25"E, a distance of 93.81 feet to a point, and
15. N58°16'12"E, a distance of 89.82 feet to a point at the most easterly corner of said City of Austin tract recorded in Volume 11427, Page 1721, being also the southwest corner of that certain tract of land described as Tract 2 in a deed to the City of Austin, recorded in Volume 11532, Page 2222 of the Real Property Records of Travis County, Texas,

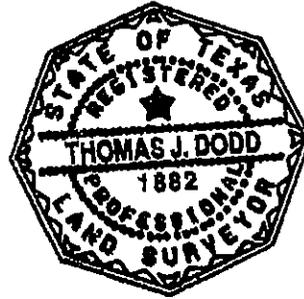
THENCE, with the south and east lines of said City of Austin tract recorded in Volume 11532, Page 2222, being also the north line of said Harrell tract, the following six (6) courses and distances, numbered 1 through 6,

1. N75°09'35"E, a distance of 97.98 feet to a point,
2. S66°22'48"E, a distance of 96.48 feet to a point,
3. S54°54'14"E, a distance of 69.25 feet to a point,
4. S41°32'33"E, a distance of 95.42 feet to a point,
5. N16°55'46"E, a distance of 588.26 feet to a 60d nail found, and
6. N17°33'10"E, a distance of 7.66 feet to a point at the southeast corner of said City of Austin tract recorded in Volume 11532, Page 2203, for the most northerly corner of the herein described tract,

THENCE, with the north line of said Harrell tract, S65°10'36"E, a distance of 414.94 feet to **POINT OF BEGINNING** and containing 99.154 acres of land.

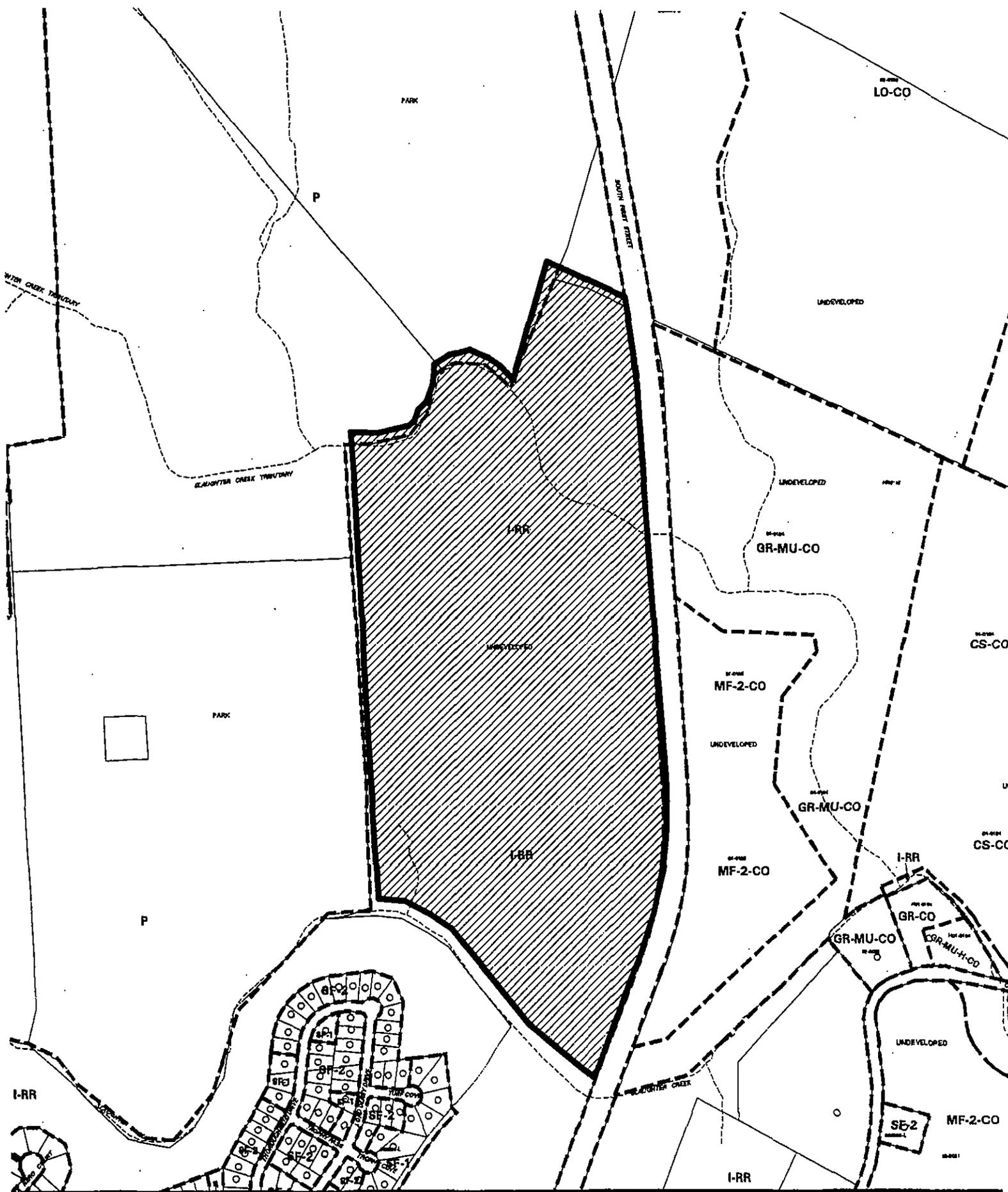
Surveyed by:

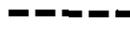

Thomas J. Dodd ~ R.F.L.S. No. 1882
Carlson, Brigance & Doering, Inc.
3401 Slaughter Lane West
Austin, TX 78748 (512) 280-5160



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Bearing basis is from alignment of South 1st Street



 1" = 600'	SUBJECT TRACT 	ZONING EXHIBIT B CASE #: C14-05-0014 ADDRESS: 9900 S FIRST ST SUBJECT AREA (acres): 99.154	DATE: 05-03 INTLS: SM	CITY GRID REFERENCE NUMBER F12-13
	PENDING CASE 			
	ZONING BOUNDARY 			
	CASE MGR: W. WALSH			